

State Environmental Quality Review  
Notice of Completion of Draft / **Final EIS**

**Project Number** \_\_\_\_\_

**Date:** May 5, 2022

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

A  Draft or  Final (check one) Environmental Impact Statement has been completed and accepted by the Town of Philipstown Planning Board as lead agency, for the proposed action described below.

If a Draft EIS: Comments on the Draft EIS are requested and will be accepted by the contact person until \_\_\_\_\_

**Name of Action:**

Hudson Highlands Reserve Conservation Subdivision

**Description of Action:**

Horton Road, LLC is seeking approval of a Conservation Subdivision pursuant to Section 175-20 of the Town of Philipstown Zoning Code to facilitate the creation of 24 single family residential lots (two of which contain existing structures to remain), and an area reserved for a common sewage disposal field on an assemblage of property totaling approximately 210 acres in the Town of Philipstown, Putnam County, New York. Of the total 210 acres controlled by the Applicant, approximately 163 acres are proposed as open space to be protected by a Conservation Easement. The Project Site is generally located on the east side of Route 9 between Horton Road on the south and East Mountain Road North on the north, and comprises six tax parcels designated on the Town of Philipstown's Tax Map as parcels 17.-1- 76.112 (86.876 ac), 17.-1-77.2 (27.706 ac), 17.-1-39 (20.192 ac), 17.-1-76.21 (20.824 ac), 17.-1-76.111 (50.003 ac), and 17.-1-48 (4.5 ac). In order to accommodate the proposed common entry road from Route 9 into the Proposed Project, a lot line adjustment / rezoning is proposed for the 4.5 acre commercial lot fronting Route 9 (17.-1-48). This parcel will otherwise remain commercial. The following zoning districts are mapped on the Project Site: RR-Rural Residential, M-Industrial/Manufacturing, HC-Highway Commercial, OSO-Open Space Conservation, CCA-Clove Creek Aquifer Overlay, Regional Aquifer, SPO Scenic Protection Overlay (partial). As part of the application, a petition has been submitted to the Town Board to change the zoning of an approximately 11-acre portion of the subject property from "Industrial/Manufacturing" (M) to "Rural Residential" (RR). The Town Board must also approve alternative road standards and the formation of a Sewage Works Corporation and sewer district. An Aquifer Overlay special permit, along with site plan approval and conservation subdivision approval from the Philipstown Planning Board would also be required.

**Location:** (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

Easterly side of Route 9 between Horton Road and East Mountain Road North, Town of Philipstown, NY.

**Potential Environmental Impacts:**

The DEIS and FEIS analyzed the following areas of potential environmental impacts:  
Water Resources;  
Vegetation and Wildlife;  
Zoning and Land Use; and  
Community Character.

**A copy of the Draft / Final EIS may be obtained from:**

Contact Person: Neal Zuckerman, Planning Board Chairman

Address: 238 Main Street, P.O. Box 155, Cold Spring, NY 10516

Telephone Number: 845-265-5200

**A copy of this notice must be sent to:**

Department of Environmental Conservation, 625 Broadway, Albany, New York 12233-1750

Chief Executive Officer, Town/City/Village of Philipstown

Any person who has requested a copy of the Draft / Final EIS

Any other involved agencies

Environmental Notice Bulletin, 625 Broadway, Albany, NY 12233-1750

**Copies of the Draft/Final EIS must be distributed according to 6NYCRR 617.12(b).**